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Title of Document: Conservation Plan for the North Titustown Conservation Project

Prepared By: Norfolk Redevelopment and Housing Authority

Prepared For: NRHA and City of Norfolk

Date of Preparation: May 1983

Status (as of January 2012): Adopted by City Council in 1983. Considered fully implemented; no NRHA assistance being provided.

Civic League(s)/Organization(s) Affected: Titustown, North Meadowbrook

The information included in this document may not reflect current City of Norfolk policy. For more information on this document, contact the City of Norfolk Department of Planning and Community Development.

CONSERVATION PLAN

NORTH TITUSTOWN



**norfolk redevelopment
and housing authority**

May, 1983

CONSERVATION PLAN

NORTH TITUSTOWN CONSERVATION PROJECT

Norfolk, Virginia

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A. Description of Project

1. Boundaries of the Conservation Project Area

The boundaries of the conservation project area are presented graphically on page 22, Plan Exhibit 1 - Boundary and Land Acquisition Map. The boundaries of the conservation project area may be described as follows:

Beginning at the point of intersection of the northern line of W. Little Creek Road and the eastern line of Armfield Avenue; thence N $01^{\circ} 21' 00''$ W 477.03 feet, along the eastern line of Armfield Avenue, to the northeast corner of Hannah Street and Armfield Avenue; thence S $88^{\circ} 39' 00''$ W a distance of 530.00 feet, along the northern line of Hannah Street, to the northeast corner of Mount Pleasant Avenue and Hannah Street; thence N $01^{\circ} 21' 00''$ W a distance of 250 feet, along the eastern line of Mount Pleasant Avenue, to the northeast corner of Meads Road and Mount Pleasant Avenue; thence S $88^{\circ} 39' 00''$ W a distance of 390.00 feet, along the northern line of Meads Road, to a point; thence, departing Meads Road, N $01^{\circ} 21' 00''$ W a distance of 110.00 feet to a point; thence S $88^{\circ} 39' 00''$ W a distance of 135 feet to a point in the eastern line of Diven Street; thence, with the eastern line of Diven Street, N $01^{\circ} 21' 00''$ W a distance of 109.70 feet to the southeast corner of Lex Street and Diven Street; thence, with the southern line of Lex Street, S $88^{\circ} 38' 30''$ W a distance of 527.77 feet to a point in the southern boundary of property now or formerly owned by the Virginia Ports Authority; thence, with the Virginia Ports Authority southern boundary, S $02^{\circ} 11' 30''$ E a distance of 116.64 feet to the northeast corner of property now or formerly named the Northshore Garden Apartments; thence, with the eastern line of the Northshore Garden Apartments, S $02^{\circ} 14' 58''$ E a distance of 658.16 feet to the southeast corner of the Northshore Garden Apartments; thence, with the southern line of the Northshore Garden Apartments, S $89^{\circ} 00' 02''$ W a distance of 500.55 feet to a point in the eastern line of Enfield Avenue; thence, with the eastern line of Enfield Avenue, S $01^{\circ} 46' 32''$ W a distance of 165.80 feet to the northeast corner of West Little Creek Road and Enfield Avenue; thence, eastwardly, along the northern line of W. Little Creek Road a distance of approximately 2,080⁺ feet to the point of beginning, containing approximately 28.0 acres.

2. Description of Existing Conditions

The North Titustown Conservation Project has the following general boundaries: bounded to the north by International Terminal Boulevard and the property line of Carney Park, which is owned by the Norfolk Redevelopment and Housing Authority, to the east by the property line of Carney Park, to the south by Little Creek Road and to the west by the property line of North Shore Gardens Apartments. (See page 2, Plan Exhibit 1 - Boundary and Land Acquisition Map). The Conservation Project is part of the larger Titustown neighborhood. Information included in this section is based on statistics available on the larger neighborhood which generally corresponds to the boundaries of Census Tract 16 as defined by the U. S. Bureau of the Census. Only housing data has been isolated for the conservation project area.

The Conservation Project includes approximately 28 acres and contains approximately 149 structures; 130 of these buildings are residences and 19 are businesses or institutions. Existing land use in the conservation neighborhood reflects its residential character. Residential use accounts for about 50% of the land area, commercial and institutional for 13% and streets, sidewalks, rights of way and vacant property for 37%.

Titustown is primarily a single-family residential neighborhood which is divided into two subsections by Little Creek Road. The proposed

Conservation Project deals only with the section of the neighborhood north of Little Creek Road. This area is typified by modest, lower priced housing, narrow often unimproved streets and numerous vacant lots covered with thick vegetation. Housing structures in North Titustown are a mixture of small, less substantial deteriorating single-family homes and modest to average sized, well maintained single-family homes which include some relatively new structures.

Housing quality in North Titustown ranges from structures that are well maintained and represent a significant financial investment to those that are severely blighted and rehabilitation feasibility is questionable. Building conditions within North Titustown have been surveyed by Norfolk Redevelopment and Housing Authority staff. Each building in the project area was visually inspected to determine its exterior state of repair. A total of 130 residential structures were included in this windshield survey and classified as to building condition. The three classifications of building condition used are:

good - Buildings which are well maintained and with
minimal exterior deterioration

substantial rehabilitation - Buildings in need of repairs
more substantial than involved in normal maintenance

possible demolition - Buildings which have experienced
extensive physical deterioration over a major portion
of the exterior and rehabilitation feasibility is
questionable.

Using these categories, the Authority survey revealed the following:

62 structures in good condition

30 structures in need of substantial rehabilitation

38 structures for possible demolition

47% of the project structures were classified as being in good condition initially. Rehabilitation to upgrade plumbing, electrical wiring, kitchen and bathroom facilities, insulation, and heating and air conditioning systems will be needed in some homes classified initially as being in good condition to bring them into compliance with the rehabilitation standards.

Thirty buildings or 23% of the project structures require more substantial renovation than normal maintenance to bring them into compliance with rehabilitation standards. Roofs, gutters, porches, windows, screens and exterior siding are in need of repair and replacement on houses scattered throughout the project. A significant number of structures are in need of repainting, have cracks in bearing walls, cracked or missing windows, ripped screens and deteriorated door and window frames.

Thirty-eight buildings or 29% of the project structures appear to be infeasible for rehabilitation and will require clearance. This demolition estimate is based on a visual exterior study of all the structures and an interior inspection of 30 structures. Additional structures may prove to be infeasible for rehabilitation when interior inspections are made.

Authority staff had previously surveyed building conditions in North Titustown several years ago and a gradual decline in overall housing conditions was apparent. Housing surveys undertaken by the City's staff confirm this decline in building conditions. A City-wide housing quality study completed in 1971

reported that 10.73% of the structures in the greater Titustown neighborhood exhibited major building deficiencies. A subsequent housing survey undertaken in the spring of 1977 by the City's staff reported that the percentage of buildings exhibiting major deterioration in Titustown was 18.9% as compared with a City-wide neighborhood average of 4.8%.

In addition to the need for housing renovation, the need for improved landscaping of yards and cleaning up of trash and debris is evident throughout North Titustown. The numerous vacant properties are poorly maintained which creates a health hazard as well as an unsightly appearance.

The project area is served by narrow unimproved streets which lack curbs, gutters, sidewalks and an adequate storm drainage system. The deteriorated condition of the streets has resulted in a poor and unsafe circulation system and numerous on-street parking problems. The poor surface drainage results in storm water flooding streets and yards. This creates a condition which has an adverse effect on the overall quality of the neighborhood. As a part of the comprehensive rehabilitation of the North Titustown area, and in an attempt to encourage the renovation of private properties, the City has begun the construction of improvements to these neighborhood streets. These public improvements now underway are an integral part of the comprehensive rebuilding of the overall area. Once completed, these street improvements will provide for public roadways which meet modern engineering standards and which

compliment and support private investment in residential repairs.

Plans for Living Areas, Volume 3 Technical Supplement prepared by the City of Norfolk, dated December 1980 identifies areas other than housing conditions which are leading indicators of neighborhood transition or potential for decline. The results of this study suggest that the deteriorated condition of the exterior of the buildings in Titustown is only one of several factors which point out the need for comprehensive neighborhood improvements. The percentage of dwelling units which were determined to be overcrowded was considerably higher in Titustown as compared with the City as a whole. Approximately 15% to 24% of the dwelling units in Titustown contained 1.01 or more persons per room. The percentage of households in Titustown with low and moderate incomes was greater than the City-wide average. Over 60% of all Titustown households were determined to be of low and moderate income which qualified the neighborhood as an impacted census tract. In addition over 80% of all of the dwelling units in Titustown were classified as not being heated or heated by means other than steam, hot air, electric units or furnaces. According to 1980 census data, nearly one-third of all the units in Titustown are valued at less than \$20,000. This contrasts sharply with the City-wide average whereby only seven percent of the units are valued at less than \$20,000.

Data from the 1980 R. L. Polk and Company, Profiles of Change Annual Review 79/80 also indicates that Titustown has a higher concentration

of retired and low and moderate income households than the City-wide average. Polk data reveals that the average household money income in Titustown declined from \$14,567 in 1978 to \$13,816 in 1980. At the same time, household money income City-wide increased from \$15,928 to \$16,374. Moreover, the percentage of female household heads with children and no occupation was twice as great in Titustown as compared with the City-wide average. The impact of elderly and low and moderate income households and the decreasing income level have serious consequences for the deteriorating housing stock.

Because of fixed incomes and reduced physical mobility, Conservation Project elderly cannot maintain their residences as well as they would desire; consequently, their properties suffer. Inflation increases these adverse effects. People of low and moderate income who rent property in North Titustown are not able to afford increased monthly rents; investors, knowing they cannot substantially increase rents, are less likely to make costly repairs to their buildings. This factor has significance in the conservation neighborhood, where approximately 59% of the existing housing units are renter occupied. A survey of those buildings which are designated for acquisition and which evidence substantial exterior deterioration indicates that 35 of the 38 residential properties are owned by investors and are either vacant or renter occupied.

To conclude, the project area is comprised of a majority of marginal housing units. North Titustown's proximity to nearby middle and upper income communities and the anticipated future developments in the Carney Park area, such as Tucker House and Beechwood Apartments, make this neighborhood one worth saving from continued deterioration by using the resources available in the conservation program. The rehabilitation of existing properties and the acquisition of the substantially deteriorated structures will enable North Titustown to realize its potential as a community conducive to serving the housing needs of its current residents.

B. Project Proposals

1. Plan Objectives

The major objectives and subobjectives of the North Titustown Conservation Plan are:

- a. Develop a neighborhood environment which is conducive to housing investment and heightens the level of concern and active participation of area residents.
- b. Preserve and upgrade the structurally sound housing units in North Titustown by bringing these properties into compliance with the project area Rehabilitation Standards.
- c. Promote and encourage homeownership.
- d. Increase the availability of rental housing which meets the Rehabilitation Standards and remains at affordable market rental rates.
- e. Acquire and demolish housing which has deteriorated to the point that rehabilitation is economically infeasible.
- f. Construct public improvements deemed needed by the neighborhood, the City and Authority staff.
- g. Keep an overall density not to exceed 5 units/acre so that the present character of the neighborhood can be maintained.
- h. Complete conservation activities over a five year period.
 - a) NRHA plans to undertake the following program

activities in the period 1983-1988:

- (1) inspect all properties within the Conservation Project boundaries.
- (2) provide architectural and engineering technical assistance.
- (3) make financial assistance available to all property owners wanting to participate; this should average 15-20 rehabilitation loans annually.
- (4) aggressively manage the conservation program so that 80% of the structures in the conservation area subject to rehabilitation will be in compliance with the Rehabilitation Standards by 1988.

2. Property Acquisition

a. Specified Acquisition

The Boundary and Land Acquisition Map, Exhibit 1, identifies 38 real properties to be acquired. The properties designated for acquisition are:

(Note: See Exhibit 1A)

b. Potential Acquisition

Additionally, individual properties within the project boundaries will be acquired as necessary to enforce compliance with the Property Rehabilitation Standards (Rehabilitation Standards) of the North Titustown Conservation Plan (see Exhibit 3). Individuals who own property which does not comply with the Rehabilitation Standards will be notified, in writing, of all deficiencies and of the work needed to bring the property into compliance.

c. Norfolk Redevelopment and Housing Authority will provide technical and financial assistance to promote rehabilitation within the project area. If the owner of a property which does not comply with the Rehabilitation Standards fails to bring the property into compliance with the approved Rehabilitation Standards within one year after receiving a written request from the Norfolk Redevelopment and Housing Authority,

the Authority will be authorized to take the necessary steps to acquire the property.

Once a property is acquired, the Authority will take one of the following three actions:

- 1) lease the property at its fair value with the stipulation that it be renovated to conform to the Rehabilitation Standards prior to re-occupying the property or
- 2) sell the property at its fair value with the stipulation that all structures be renovated to conform to the Rehabilitation Standards and the objectives of the North Titustown Conservation Plan or
- 3) demolish the structure if it has deteriorated to a degree that rehabilitation is not physically or economically feasible and dispose of the land for redevelopment at its fair value for uses in accordance with the North Titustown Conservation Plan.

Where property is acquired because of the failure of the owners to comply with the Rehabilitation Standards and is subsequently resold to a private developer, the disposition documents will contain appropriate restrictions to ensure compliance with the Rehabilitation Standards to require the property to be used in a manner which is consistent with the objectives of the plan. Such restrictions shall be imposed as covenants running with the land for a

period of not less than forty years from the date of the approval of the North Titustown Conservation Plan by the Council of the City of Norfolk.

3. Rehabilitation and Conservation

All properties within the project area are subject to the requirements of the Rehabilitation Standards (Exhibit 3). If properties within the North Titustown Conservation Project area are not made to comply with such standards within one year after notification by the Authority that such property is not in compliance with the Rehabilitation Standards, the property may be acquired by the Authority.

North Titustown residents requesting technical and/or financial assistance to upgrade their property to conform to the Rehabilitation Standards should contact the Norfolk Redevelopment and Housing Authority (201 Granby Mall).

4. Public Improvements

A series of public improvements are required, including street lights, street rebuilding, and utility improvements. Street improvements are currently being put in place. Installation of additional street lights is considered a priority improvement by project area residents.

5. Design Review

To establish and maintain property values, to ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan and to continue the maintenance of the Project, developers who purchase property from Norfolk Redevelopment and Housing Authority shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements to such project land. Review and approval will be specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs. Such Authority approval shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority.

C. Land Use Plan

The North Titustown Conservation Project Land Use Plan is included as part of the plan at Exhibit 2. Existing and permitted land uses are:

- Public facilities: including but not limited to street rights of way, parks, playgrounds, pedestrian ways and other similar uses which conform with the general residential nature of the project area.
- Residential: including new construction and properties rehabilitated in accordance with the North Titustown Conservation Project Rehabilitation Standards and the Building Code of the City of Norfolk.
- Commercial: including but not be limited to shops, stores, offices, and other business operations commonly associated with neighborhood commercial retail areas.
- Institutional: including churches, private schools, private clubs, and similar non-profit institutional uses compatible with the surrounding neighborhood.

The Zoning Ordinance of the City of Norfolk will provide controls on development in areas where spot clearance is necessary or where existing vacant land is returned to productive use.

D. Other Provisions Necessary to Meet Federal, State and Local Requirements

1. Real Estate Acquisition and Relocation

In conducting required real estate acquisition and family and business relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of the Commonwealth (Sec. 25-235 et. seq. of Code of Virginia, 1950) and of the United States (P.L. 91-646, 42 USCA 4601 et. seq.)

In the acquisition of real property in this North Titustown Project the Authority will make a diligent effort to acquire property by negotiating the purchase at the approved acquisition price before instituting eminent domain proceedings against the property. In addition, the Authority will not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings. The Authority will not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

The Authority will also administer the relocation program for all families and individuals affected by the acquisition of property by the Authority. No occupant will be required to move from the acquired property until such time as decent, safe, and sanitary living accommodations can be offered the occupant at

a rent or purchase price which is within his economic means.

All occupants will be advised of all benefits to which they may be entitled. The relocation program will be administered without discrimination on the basis of race, creed, color or national origin, all as required by law.

2. Changes in Approved Plan

This plan may be amended, from time to time, after approval has been given by the Commissioners of the Norfolk Redevelopment and Housing Authority and the Council of the City of Norfolk. Any such plan amendment will be subject to review by the North Titustown Project Area Committee and be discussed at a scheduled public hearing.

3. Lifespan of Project Activities

It is the intent of the Authority to proceed diligently to achieve completion of project activities and to attain the objectives of the plan. An objective has been established to achieve completion of project activities during the 1983 to 1988 period.

The Authority will monitor project activities and concentrate efforts to complete activities within a reasonable time.

4. Environmental Impact Considerations

The City of Norfolk is undertaking an environmental review record for the North Titustown Conservation Project. A Finding of No Significant Effect will be required for this project with respect to any federal financial assistance which may be made available for project activities. The Environmental Review Record may be examined and copied during normal working hours at the Fiscal Division, City of Norfolk, Room 807,

East Wing, City Hall, Norfolk, Virginia 23510.

All interested parties will have an opportunity to comment on the Environmental Review Record prior to project execution. In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with applicable regulations, these activities must be shown not to have an adverse environmental effect, not to limit choices among competing alternatives, and not to alter the premises upon which the environmental clearance will be based in any way which effects the validity of the conclusions reached.

5. Nondiscrimination Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of nondiscrimination with regard to race, color, creed, national origin, age, or sex in all aspects of its redevelopment and conservation programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

6. Citizen Participation Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of actively involving project area residents as well as other citizens and community groups in project planning and execution. Citizen involvement and participation in the North Titustown Conservation Project has been

carried out on three levels. First, the Titustown Civic League has played an important role in the planning and design of the General Development Plan for Titustown June 1981. Members of the Titustown Civic League who participated in the development of the neighborhood plan identified the most serious problems in North Titustown as the poor quality of housing and the unimproved condition of neighborhood streets. The civic league also identified the critical need for the benefits and protection offered by the conservation program as a treatment to upgrade housing quality in North Titustown.

At a second level of community involvement, the Planning Committee of the Titustown Civic League composed of some thirty property owners and residents of Titustown met with Authority staff to discuss the mechanics of the conservation process. This Committee, an area-wide group representing all sectors of Titustown, will be presented with a complete discussion of the conservation plan prior to the public hearing and official action on the plan.

The Planning Committee has designated eight of its members to function as the Project Area Committee. Prior to the public hearing the Project Area Committee will have heard, reviewed, considered, and endorsed the conservation plan as proposed for the project area.

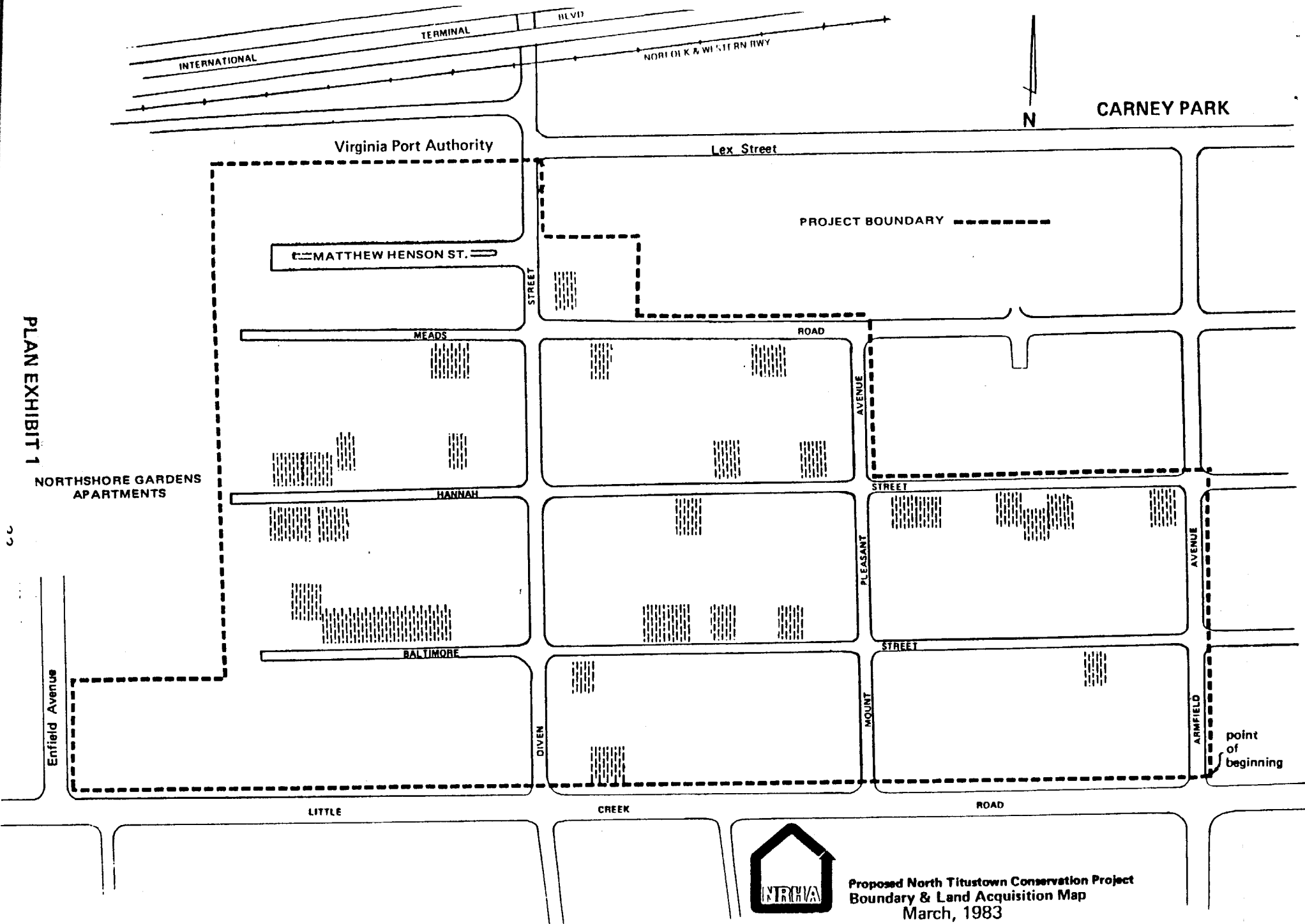
Authority staff has thoroughly briefed the Project Area Committee on the mechanics of the conservation program process and on the continuing role of the Project Area Committee during the life of the project. As the Conservation Project is implemented, the Project Area Committee will be the liason between the Authority and the neighborhood. Norfolk Redevelopment and Housing Authority staff will keep the Committee informed of rehabilitation activities and project status. The Committee will advise Norfolk Redevelopment and Housing Authority of neighborhood concerns and help set priorities in the conservation area. It is anticipated that the Committee will meet on an as needed basis throughout the life of the project. In addition, NRHA will meet with the Committee and the Titustown Civic League on a scheduled basis or upon request during the course of conservation activities.

7. Relationship to Definite Local Objectives

The North Titustown Conservation Plan provides for land reuses consistent with Norfolk's General Plan adopted in 1967. Plans for conservation and public improvements are in keeping with proposals included in the document Titustown: A General Development Plan for Titustown June 1981.

Planned improvements to the public infrastructure will be accomplished within existing public rights of way.

NORTHSHORE GARDENS
APARTMENTS



Proposed North Titustown Conservation Project
Boundary & Land Acquisition Map
March, 1983

LAND ACQUISITION LIST

Commercial

1044 Little Creek Road

Residential

1040 Little Creek Road

917 Baltimore Street

1012 Baltimore Street

1024 Baltimore Street

1032 Baltimore Street

1036 Baltimore Street

1049 Baltimore Street

1116 Baltimore Street

1120 Baltimore Street

1124 Baltimore Street

1128 Baltimore Street

1132 Baltimore Street

1136 Baltimore Street

1140 Baltimore Street

7731 Armfield Avenue

925 Hannah Street

929 Hannah Street

933 Hannah Street

941 Hannah Street

949 Hannah Street

1004 Hannah Street

PLAN EXHIBIT 1A

Commercial

Residential

1020 Hannah Street

1029 Hannah Street

1120 Hannah Street

1132 Hannah Street

1133 Hannah Street

1136 Hannah Street

1140 Hannah Street

1141 Hannah Street

1144 Hannah Street

1145 Hannah Street

1017 Meads Road

1021 Meads Road

1045 Meads Road

1048 Meads Road

1109 Meads Road

1113 Meads Road

TOTAL = 37 Residential
 1 Commercial
 38 Properties

INTERNATIONAL

TERMINAL

BLVD.

NORFOLK & WESTERN R.W.Y.

CARNEY PARK

N

Virginia Port Authority

LEX STREET

PROJECT BOUNDARY

MATTHEW HENSON ST.

MEADS

ROAD

NORTH SHORE GARDENS
APARTMENTS

HANNAH

BALTIMORE

ENFIELD AVENUE

STREET

PLEASANT

STREET

AVENUE

ARMFIELD

LITTLE

CREEK

ROAD



Residential



Commercial



Institutional



Proposed North Titustown Conservation Project

Land Use Plan

March, 1983

PROPERTY REHABILITATION STANDARDS

FOR

TITUSTOWN

PLAN EXHIBIT 3

REHABILITATION STANDARDS

for

TITUSTOWN

Introductory Statement

These rehabilitation standards constitute the requirements for the spatial design and the level of alteration, rehabilitation, repair and maintenance of all properties located in the Conservation Project area. Initially, enforcement of these standards will be required by Norfolk Redevelopment and Housing Authority in order to achieve the objectives of the Conservation Plan, which seek prevention of deterioration and removal of blight by the improvement of neglected and deteriorated properties to maintenance levels which will assure market acceptance of the property.

Residential, commercial or other structures, whether occupied or vacant, shall be maintained in conformity with the provisions of these standards so as to preserve the desirable and economically viable character of the neighborhood.

All properties in the Conservation Project area shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, and facilities, including but not limited to the Uniform Statewide Building, Plumbing, Electrical, and Minimum Housing Codes as adopted by the City of Norfolk. These code standards are hereby incorporated by reference and made part of these property standards.

In addition to compliance with local statutes, codes and ordinances, all properties in the Conservation Project Area shall conform to the standards which follow.

GENERAL ACCEPTABILITY CRITERIA

R201 SERVICE AND FACILITIES

R201-1 Utilities shall be independent for each property.

R201-2 Independent bath and kitchen facilities shall be provided for each dwelling unit; but common facilities for laundry, storage space and heating are permissible.

R201-3 Each building and each dwelling unit within the building shall contain provisions for each of the following living facilities:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.
- g. Proper food preparation space.
- h. Bathing facilities.

- R202 ACCESS
- R202-1 ACCESS TO THE BUILDING
- Walks and steps shall be provided as required for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.
- R202-2 ACCESS TO EACH DWELLING UNIT
- Access to each dwelling unit shall be provided without one's passing through any other dwelling unit.
- R203 METHOD OF DETERMINING NUMBER OF DWELLING UNITS
- R203-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a dwelling unit.
- R203-2 A group of adjacent rooms containing complete living facilities, such as an apartment of a janitor, caretaker or servant, shall be counted as a separate dwelling unit.
- R204 DILAPIDATED STRUCTURES
- R204-1 All dilapidated portions of existing properties or structures which are not economically repairable shall be removed.
- R205 MAINTENANCE
- R205-1 All structures and portions of structures and the component parts thereof shall be maintained in a clean and sanitary condition, reasonably free from

defects, and shall be structurally sound so as to capably perform the function for which they were designed. Protection from the elements and against decay and rust shall be afforded by periodic application of a weather coating material or sealant. The exterior of all premises shall be maintained in such a manner that the appearance is not offensive or blighting to other properties. Trash, garbage and rubbish shall not be allowed to accumulate on the premises.

R206

ADMINISTRATIVE REVIEW PROCEDURE

R206-1

Prior to final determination that a property is in violation of or in default under these standards, the owners thereof, or any person having a direct interest therein, shall have the right to petition for a review of any determination, requirement, recommendation or finding made by the administrators of the Conservation Project. Such a petition should be addressed to the Conservation Project Review Board. The membership of this board shall be appointed by the Commissioners of the Norfolk Redevelopment and Housing Authority for three year terms and shall be nominated in the following manner:

1. One member from the staff of the organization administering the Conservation Project.

2. One member who shall be a resident of Norfolk, but not of the Conservation Project Area.
3. Three members nominated by the Titustown Project Area Committee.

The Board may permit postponing a final determination for a stated period of time (not exceeding two years) if it finds that strict compliance with the standards would be unreasonable, unusually difficult, impractical or would impose an unnecessary or disproportionate financial hardship on the owners; and the Board may also, in stated instances, permit variances in the standards or in the interpretation thereof when satisfied that such action would meet the spirit and intent of the Plan. In all cases, the good faith of the property owner shall serve as an important guide in deciding upon the course of action to be pursued.

R206-2 A variation to mandatory provisions contained herein may be permitted by the Conservation Project Review Board for specific cases when the variation attains the stated objectives contained herein, and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.

- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R206-3 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation.

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R302 SITE IMPROVEMENTS

R302-1 The open space of each property shall provide for (a) the immediate diversion of water away from buildings and disposal from the lot, (b) prevention of soil saturation detrimental to structures and lot use, and (c) appropriate paved or all-weather walks, parking areas, driveways and exterior steps.

R303 BUILDING SITES

R303-1 Every building shall have yard space of such size and planned so as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R303-2 No existing main building shall be extended beyond the existing set back line of buildings on the same side of the street in the same block.

R303-3 Off-street parking areas and driveways must have an all-weather surface, properly maintained.

R304 FENCES OR SCREENING

R304-1 Fences, retaining walls, shrubbery, screens and other minor construction as appropriate shall be provided by the property owner where needed to handle excessive grade differences, to screen unsightly views, to provide suitable access and personal safety, and to protect property. Such appurtenances shall be maintained by the owner in a structurally sound, durable and safe condition.

R304-2 Fences shall conform or be made to conform to all codes and ordinances of the City of Norfolk; otherwise such fences shall be removed by the owner of the premises.

R305 SIGNS

R305-1 "For Rent", "For Sale" and similar advertising

signs shall not exceed 5 square feet in size and if exposed to the weather, shall be constructed of weather-resistant materials.

R306 COMMERCIAL PROPERTIES

R306-1 The exterior of all commercial properties shall be kept in good repair, painted, and shall not constitute a safety hazard or nuisance. In the event renovations or repairs become necessary, such repairs shall be made to conform to all applicable codes.

R306-2 All loading areas, automobile service stations, access to drive-in food establishments and similar areas shall be paved and kept in good repair.

R307 GARBAGE AND TRASH STORAGE

R307-1 No garbage, trash, waste or refuse receptacle shall be stored or kept where it can be observed from any street.

R307-2 Storage enclosures or facilities shall be reasonably compatible with existing structures, so as not to be unsightly, to provide suitable access and personal safety, and protect the property. They shall be maintained in a structurally sound, durable, safe and sightly condition.

R308 VEHICLES

R308-1 Any vehicle, including a trailer, which is without a currently valid license plate or plates and is

in a rusted, wrecked, discarded, dismantled, partly dismantled, inoperative, disused or abandoned condition, shall not be parked, stored or left in the open and must be removed to a completely enclosed location or from the property.

- R308-2 Under no circumstances shall a vehicle be parked in a front yard (a front yard being an open, landscaped or soft area, as opposed to a hard surfaced parking area located in front of a building.)

HOUSING STANDARDS

R400 OBJECTIVE

- R400-1 To provide physical standards for safe, healthful, sanitary, and convenient dwelling units suitable to the kind and quality of housing in the Conservation Project Area.

R400-2 SPACE STANDARDS

To provide space standards that will prevent overcrowding and to assure a reasonable quality of life for the inhabitants of all dwelling units.

- R400-3 To establish reasonable standards of light and ventilation, of doorways and staircases, and of entrance hallways and corridors.

R401 GENERAL

- R401-1 Dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

- R401-1.1 The area occupied by a stair or by closets shall not be included in the determination of required room area.
- R401-1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with the same building planning standards as rooms above grade.
- R401-1.3 All floors and walls shall be maintained in a safe and sanitary condition, and walls and ceilings shall be maintained so as to be free from wide cracks, breaks or loose plaster.
- R401-2 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT
- R401-2.1 Room sizes shown below shall be the minimum permitted for any remodeling of existing spaces or for the construction of any new rooms. Unremodeled existing rooms where considered adequate in size and arrangement for the intended function by the administering agency may be accepted if not more than 10 per cent smaller than the minimums given in the following schedule:

NOTES

(1) Abbreviations

DU - Dwelling Unit	K'ette - Kitchenette
LR - Living Room	BR - Bedroom
DR - Dining Room	OHR - Other Habitable Room
DA - Dining Area	NP - Not Permitted
K - Kitchen	

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

- (4) Clear passage space.
- (5) Permitted in DU of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed. No kitchenette shall be less than 20 sq. ft.
- (6) The combining of kitchen or kitchenette with a bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a kitchen or kitchenette.
- (7) Permitted only in dwelling unit having no separate bedroom.
- (8) Least dimension of appropriate room function applies.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area 1 & 2 BR DU	(Sq. Ft.) 3 or more BR DU	Least Dimension (3)
LR	1	140	150	10' - 0"
DR	1	80	100	7' - 8"
K	1	50	60	3' - 0" (4)
K'ette (5)	½	40	NP	3' - 4"
BR	1	70	70	7' - 0"
Total BR	--	1 BR, 100	3 BR, 240	1st BR of each
	--	2 BR, 170	4 BR, 340	DU 8' - 0"
OHR	1	70	70	7' - 0"
LR-DA	1½	160	180	(8)
LR-DR	2	200	220	(8)
LR-DA-K	2	210	240	(8)
K-DA (7)	1½	80	100	(8)
K-DR (7)	2	120	140	(8)
K'ette-DA (7)	1	60	80	(8)
LR-DA-BR (8)	2	220	---	(8)
LR-BR (8)	1½	190	---	(8)

R401-3 DWELLING UNITS

- R401-3.1 A Dwelling unit is a group of contiguous rooms containing living facilities consisting of separate cooking, sanitation and sleeping accommodations.
- R401-3.2 At least one complete bath facility as described in Section 401-7.1 shall be provided for each six persons or less residing in a dwelling or dwelling unit, except

that a single tub or shower shall suffice for not more than 8 persons. Occupancy shall not exceed these limitations.

R401-3.3 Each dwelling unit shall contain suitable sleeping accommodations of such size and dimensions as to permit reasonable placement of furniture, allowing adequate passage space to doors, closets, windows, public halls, fire escapes or sanitary facilities where applicable.

R401-3.4 The term rooming house is hereby defined as a single-family dwelling in which three or more sleeping rooms without cooking facilities are let by a resident householder. In such rooming houses every three sleeping rooms so let, or each five persons or less, shall be provided with complete bathing and sanitary facilities.

R401-3.5 Access to each room for let located in a rooming house shall be from a public space, without passage through another habitable room, sleeping unit or toilet space. Exterior doors to each dwelling unit shall have locks in workable condition provided with keys.

R401-4 CEILING HEIGHTS

The ceiling heights for habitable rooms, bathrooms and halls shall be as follows:

R401-4.1 At least one-half of the floor area of every habitable room, including those in basements, shall have a ceiling height of at least 7½ feet; and the floor area of

that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

R401-5 ROOM ARRANGEMENTS

- R401-5.1 Access to all rooms within a dwelling unit shall be possible without passage through a public hall.
- R401-5.2 Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.
- R401-5.3 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom, unless the bathroom is between the bedrooms of a 2 bedroom dwelling unit.
- R401-5.4 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 KITCHEN FACILITIES

- R401-6.1 Each dwelling unit shall have a specific kitchen area which contains a sink with counter work space, hot and cold running water, adequate space for installing a cooking range and refrigerator, and storage for cooking utensils.
- R401-6.2 Minimum areas and dimensions of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft. Useable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- b. Drawer space - 5 sq. ft.
- c. Counter work area - 5 sq. ft.

R401-7 BATH FACILITIES

R401-7.1 Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if square, have a 4 ft. minimum. Shower, if provided, should have a least dimension of 30 inches.

R401-7.2 Every non-residential building regularly used or occupied shall be provided with toilet and lavatory facilities as further provided in this section, except that small buildings not over 150 square feet in floor area for shelter in connection with the operation of parking lots, storage lots, watchman stations or similar uses shall not be required to have such facilities if they are otherwise conveniently available to workers using such buildings and are used at all times.

R401-8 LAUNDRY FACILITIES (Optional - Not Required for the Titustown Conservation Project)

Space shall be provided for laundry trays or a washing machine. Both hot and cold water adequate for the operation of a washing machine shall be made available in this space. The installed laundry equipment shall have acceptable drainage facilities and be in either of the following locations:

- a. Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space.
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9 CLOSETS

R401-9.1 Clothes closet space shall be provided within each dwelling unit on the basis of 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall, living room or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3 Clothes closets shall have a shelf and rod.

R401-10 GENERAL STORAGE

R401-10.1 Each dwelling unit in a multi-family structure shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each dwelling unit shall be 100 cu. ft. and shall be increased by 25 cu. ft. for each additional bedroom over two.

R402 LIGHT AND VENTILATION

R402-1 HABITABLE ROOMS

R402-1.1 All habitable rooms, except kitchens, shall have natural light provided by means of windows, glazed doors, or skylights. A glass area of at least 10 per cent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms shall have a glass area not appreciably below a total of 10 per cent of the floor area. Covered light shafts or open shafts or less than 50 sq. ft. in area are not acceptable ventilation to bedrooms or living rooms.

R402-1.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchen a mechanical ventilation system may be substituted. A ventilation area of 4 per cent of the floor area of the space shall be provided.

R402-1.3 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2 KITCHENS

R402-2.1 Artificial light shall be provided and distributed so as to give illumination throughout.

R402-2.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 square feet, or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door, mechanical ventilation shall be required for the kitchen.

R402-3 BATHROOMS AND TOILET COMPARTMENTS

R402-3.1 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than $1\frac{1}{2}$ square feet, or by mechanical ventilation, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-4 PUBLIC SPACES

R402-4.1 GENERAL

Adequate artificial light shall be provided for all public spaces.

R402-4.2 Public Entrance Spaces to Building

- a. All public entrance spaces should have natural light provided by window, doorway or equivalent glass area of at least 10 per cent of the floor area.
- b. Either natural ventilation of at least 4 per cent of floor area or mechanical ventilation should be provided.

R402-4.3 Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 per cent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.

R402-5 HABITABLE ROOMS OF DWELLING UNITS BELOW GRADE

- R402-5.1 For habitable rooms below grade, the depth of the finished floor below its adjacent outside grade level shall not exceed 4 feet - 0 inches. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-6 VENTILATION OF UTILITY SPACES

- R402-6.1 Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated

R403-2 INTERIOR DOORS

R403-2.1 Existing doors in sound condition shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2' - 6" wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2' - 0" wide.
- c. Service stair doors, 2' - 6" wide.
- d. Cased openings, 2' - 6" wide.
- e. To public stairway enclosures, single door, 2' - 4" wide, each half.
- f. Height of existing doors, 6' - 6" minimum.

Height of new doors in new openings, 6' - 8".

R403-2.2 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R403-2.3 All door hardware shall be maintained in good operating condition.

R404 WINDOWS

R404-1 All windows must be tight fitting, have sashes of proper size and conform to existing design. Rotted wood, broken joints or loose mullions shall be replaced.

R404-2 All cracked or broken glass must be replaced in accordance with the City Building Codes.

R405 STAIRWAYS

R405-1 All stairways shall provide safety of ascent and

descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R405-1.1 Stairways shall not be dangerous or to any substantial extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection, and shall be maintained in a good state of repair.

R406 HALLWAYS

R406-1 GENERAL

R406-1.1 Hallways shall provide adequate, safe and unobstructed exits from dwelling units.

R407 MIXED RESIDENTIAL AND NON-RESIDENTIAL USES

R407-1 Any non-residential use of residential property shall be subordinate to its residential use and character.

R407-2 The non-residential use shall be limited to the ground floor except for storage directly associated with the operation of the non-residential uses.

R407-3 No non-residential use shall be permitted within the same structure as a residential use where the non-residential use involves excessive noise, noxious or disagreeable odors or to otherwise adversely affect the surrounding neighborhood.

FIRE PROTECTION

R500 OBJECTIVE

R500-1 To assure a high degree of safety to life and property preservation for the dwelling by the separation of dwelling units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 GENERAL

R501-1 The properties within the Conservation Project Area shall be brought into conformity with the applicable fire prevention code of the City of Norfolk and shall comply with the additional requirements set out in these standards.

RECOMMENDATION AS FOLLOWS:

That smoke detectors be installed, but they are not a requirement of the Titustown Conservation Project.

R502 EXITS

R502-1 Each one or two family dwelling and each dwelling unit in multi-family properties shall have at least one exit which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each dwelling unit by means of a doorway, stairway, protected passageway

or openable window. In buildings three or more stories above grade the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.

R502-2 Access to either required exit shall not necessitate passage through another dwelling unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R502-3 In three or more story structures containing a total of more than eight dwelling units, one interior stairway of combustible materials is acceptable only where enclosed within walls providing not less than one-hour fire resistance rating.

R502-4 If one family is occupying the first and second story of a structure and another family is occupying the third or additional stories, a second separate exit is required.

R502-5 When the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 feet, 6 inches above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

- R502-6 Every below grade dwelling unit shall have direct and convenient access to the outside of the building at grade level.
- R502-7 For properties containing more than two dwelling units and three or more stories, stairways shall be enclosed by partitions providing at least one hour fire resistance rating and flush type doors or doors deemed by the administering authority to provide sufficient fire retardation shall be installed at each opening on the stairway.
- R503 INTERIOR FIRE PROTECTION
- R503-1 PARTY OR LOT LINE WALLS
- R503-1.1 Semi-detached row or end row-dwellings shall be separated from an adjoining dwelling or dwellings by a party or lot-lining wall extending the full height of the building. Every party or lot-lining wall shall be constructed so that at least a one hour resistance rating is provided.
- R503-2 WALLS, FLOOR AND CEILING CONSTRUCTION
- R503-2.1 The underside of all flights of wood stairs, if exposed, shall be covered with a non-combustible material. Existing plaster in this location which is in good condition may remain.
- R503-4 ENCLOSURE OF VERTICAL OPENINGS
- R503-4.1 The enclosing walls of an elevator shaft shall be of non-combustible materials having not less than a

two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

- R503-4.2 For properties containing more than four dwelling units, stairways from the first floor, leading to below-grade open space of rooms containing heating equipment, shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R504 EXTERIOR FIRE PROTECTION

R504-1 EXTERIOR STAIRWAYS

- R504-1.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R405.

- R504-1.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of non-combustible materials.

R504-2 ROOF COVERING

- R504-2.1 In buildings of from one through four dwelling units existing roof covering or new roof covering contemplated shall provide a fire retardance equivalent to

a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R504-2.2 In buildings of more than four dwelling units existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision; where the roof area of property is greater than 4,000 square feet, or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L., shall apply.

WORKMANSHIP AND MATERIALS

R601 All rehabilitation work shall be done in compliance with these standards and with all applicable codes of the City of Norfolk, and shall be performed in a good and workmanlike manner. All materials used shall be of a quality suitable for the purpose, equal to that normally used by a good mechanic to accomplish the required result, and produce an appearance that will be attractive to public view.

CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay,

insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance and (e) acceptable quality of workmanship.

R700-2 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R700-2.1 PREVENTIVE MEASURES

- a. Windows or other openings near grade to have snugfitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundation and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces;

- i. Comply with precautions or corrective actions recommended by bonded exterminators.

R701 EXTERIOR CONSTRUCTION AND FINISH

R701-1 WALLS

R701-1.1 Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed. Bulging of exterior walls shall be corrected without the use of supports or braces. Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R701-1.2 All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. The owner of any buildings over three stories or 35 feet in height having such decorative features shall submit to the Building Inspector within one year from the adoption of these Standards and every three years thereafter a report bearing the registered professional Engineer's Seal as to the condition and safety of such cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features.

R701-1.3 All exterior exposed surfaces not inherently resistant to deterioration shall be repaired, coated or sealed

to protect them from deterioration or weathering. Flaking paint shall be removed and proper protective coating applied. No installation of asphalt or asbestos shingles (siding) will be permitted other than as repair to existing siding of the same material.

R702 ROOFS

R702-1 All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R702-1.1 A weatherproof roof shall be maintained and all rainwater conveyed therefrom in such a manner as to prevent wet walls and not create a nuisance to others.

R703 WINDOWS, DOORS AND OTHER OPENINGS

R703-1 Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable services. Trim, sashes or doors needing restoration should be guided by the following:

1. Repair, if work can be done in place.
2. Replace, if the entire component needs to be removed in order to restore.
3. Refinish, if only the surface needs work in order to restore to new condition.

R703-2 Existing screens and storm sashes, where provided, shall be in suitable condition to serve the intended purposes.

- R704 CHIMNEYS AND VENTS
- R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.
- R705 FLOORS
- R705-1 All sagging exterior floors and stairs must be repaired. If bracing is used, it must be esthetically appealing. Floors must be sealed so as to prevent adequate resistance to weathering.
- R706 FLASHING, GUTTERS AND DOWNSPOUTS
- R706-1 All critical joints in exterior roof and wall construction shall be protected by suitable flashing material to prevent the entrance of water.
- R706-2 All gutter and downspouts must be securely fastened and free from rust and holes.
- R706-3 Each dwelling shall include in its method of disposal of water from roofs a way to divert water from the structure by splashblocks or other means if necessary.
- R706-4 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.
- R707 INTERIOR CONSTRUCTION AND FINISH
- R707-1 WALLS AND CEILINGS
- R707-1.1 Walls and ceilings shall be maintained in a safe and sanitary condition and shall be free from wide

cracks, breaks or loose plaster. A protective and finish coating shall be provided.

R707-1.2 All basement walls must be coated so as to remain dry at all times.

R708 FLOORS

R708-1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R708-2 Finished floors in habitable rooms should be of wood flooring or a resilient tile or sheet material. Carpeting over a suitable underlayment is acceptable.

R708-3 In hallways, wood, a resilient floor, or carpeting are appropriate finished flooring materials.

R708-4 Kitchen, toilet, or bathroom floors in dwelling units shall be constructed of material impervious to water. If constructed of wood, they shall be covered with fitted linoleum or treated so as to make floor surface reasonably impervious to water.

R708-5 Basement floors shall be of brick or concrete and provide proper drainage to prevent back-flooding.

MECHANICAL EQUIPMENT

R800 OBJECTIVE

R800-1 To provide mechanical equipment for the building and its dwelling units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure (a) safety of operation, (b) adequate capacity for its

intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R801 GENERAL

R801-1 For mechanical equipment see R201 Service and Facilities.

R802 HEATING

R802-1 Every dwelling unit shall have heating facilities which are capable of heating 80% of all habitable rooms, bathrooms and water-closets to 70° at a height of 3 feet above floor level with an outside temperature of 15° F, and said heating facilities shall be capable of heating all other rooms to 65° at a height of 3 feet above floor level with an outside temperature of 15° F.

R802-2 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or extend through more than one intervening doorway.

R803 DOMESTIC WATER HEATING STORAGE

R803-1 CAPACITIES

Each building, or dwelling unit within a building, shall have domestic water heating and storage

equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Dwelling Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100° F Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement is needed, water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R803-2 CAPACITIES-TANKLESS TYPE

R803-2.1 Instantaneous water heaters rated in gallons per minute-100°R. Rise shall be at least equivalent to the following:

1 Dwelling Unit Served	2.75 G.P.M.
2 " Units "	5.00 G.P.M.
3 " " "	7.75 G.P.M.
4 " " "	10.00 G.P.M.

5	"	"	"	12.75 G.P.M.
6	"	"	"	15.00 G.P.M.
7	"	"	"	17.75 G.P.M.
8	"	"	"	20.00 G.P.M.
9	"	"	"	22.75 G.P.M.
10	"	"	"	25.00 G.P.M.
11	"	"	"	27.75 G.P.M.

R803-3 VENTING

R803-3.1 All fuel-burning water heaters shall be connected to a vent leading to the exterior.

R804 PLUMBING

R804-1 GENERAL

R804-1.1 The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R804-2 REQUIRED FIXTURES

For required plumbing fixtures see R401-5 through 8.

R804-3 CONDITION OF EXISTING PLUMBING

R804-3.1 Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R805 ELECTRICAL

R805-1 GENERAL

R805-1.1 All habitable rooms, hallways and other frequently entered spaces shall be provided with electrical

fixtures or outlets sufficient for proper illumination and appliance usage.

R805-1.2 Existing electrical systems shall be maintained in a safe condition and shall not be added to or extended without prior approval of the City Electrical Inspector.

R805-1.3 All new wiring, additions, extensions or electrical repairs shall be performed in accordance with Chapter 9 of the Uniform Statewide Building Code.

R805-1.4 No over-current protective devices shall exceed the limitations prescribed in the Uniform Statewide Building Code, and no over-current protection device shall be tampered with or altered so as to make it inoperative.

R805-1.5 Existing electrical facilities shall meet no less than the following minimum requirements:

- a. Two duplex outlets per room on separate walls or one duplex outlet for every 20 feet of wall perimeter, whichever is greater.
- b. Control switch for each light fixture shall be on wall at room entrance, except for small storage areas.
- c. Wall switch to bathroom light fixture shall be or have been installed in accordance with the Uniform Statewide Building Codes.

- d. At least one 20 amp circuit with two duplex outlets for each kitchen area.
- e. Not less than two general lighting circuits (15 amp) and one appliance circuit (20 amp) shall be provided for each dwelling unit.
- f. If laundry facilities or laundry area are provided, a separate laundry circuit shall be installed.